

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
June 6, 2016**

The Dodge County Planning, Development and Parks Committee met on June 6, 2016 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche and Joseph Marsik. Members excused were Janice Bobholz. The staff present at the request of the Chairman were Terry Ochs.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

TOWN REZONING REQUESTS

JM Schmidt and Sons Inc. - SW ¼, NE ¼, the NW ¼, SE ¼, and part of the SW ¼, SE ¼, Section 35, Town of Theresa, Dodge County, Wisconsin, the site address being N7502 Doyle Road. Petition to rezone approximately 97-acres of land under the Town of Theresa Zoning Ordinance, from the A-2 General Agriculture Zoning District to the A-1 Farmland Preservation Zoning District has been submitted by the Town of Theresa Town Board to the Dodge County Board of Supervisors for approval.

Motion by Joseph Marsik to report a favorable recommendation to the Dodge County Board of Supervisors on a petition to rezone approximately 97-acres of land under the Town of Theresa Zoning Ordinance, from the A-2 General Agriculture Zoning District to the A-1 Farmland Preservation Zoning District has been submitted by the Town of Theresa Town Board.

Second by William Muche. Vote 4-0 Motion carried.

JM Schmidt and Sons Inc. – NW 1/4 NW 1/4, Section 36, T12N, R17E, Town of Theresa, Dodge County, Wisconsin, the site address being W433 Zion Church Road. Petition to rezone approximately 40-acres of land from the A-2 General Agricultural Zoning District to the A-1 Farmland Preservation Zoning District has been submitted by the Town of Theresa Town Board to the Dodge County Board of Supervisors for approval in order to allow participation in the Farmland Preservation Program.

Motion by Allen Behl to report a favorable recommendation to the Dodge County Board of Supervisors on a petition to rezone approximately 40-acres of land from the A-2 General Agricultural Zoning District to the A-1 Farmland Preservation Zoning District has been submitted by the Town of Theresa Town Board.

Second by Joseph Marsik. Vote 4-0 Motion carried.

Emmanuel Lutheran Church - Part of the NW ¼, NE ¼, Section 14, Town of Herman, the site address being W630 Church Road. A petition to rezone approximately 4.046-acres of land from the A-2 General Agriculture Zoning District to the R-2 General Residential Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for approval in order to allow for the creation of an approximate 0.092-acre, 0.582-acre, 1.126-acre and a 2.224-acre lot at this location.

Motion by William Muche to report a favorable recommendation to the Dodge County Board of Supervisors on a petition to rezone approximately 4.046-acres of land from the A-2 General Agriculture Zoning District to the R-2 General Residential Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for approval in order to allow for the creation of an approximate 0.092-acre, 0.582-acre, 1.126-acre and a 2.224-acre lot at this location.

Second by Allen Behl. Vote 4-0 Motion carried.

St. Mary's Congregation - Part of the NW ¼, SW ¼, Section 31, Town of Herman, the site address being N5092 County Road WS. Petition to rezone approximately 2.75-acres of land under the Town of Herman Zoning Ordinance, from the A-2 General Agriculture Zoning District to the R-2 General Residential Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for in order to allow for the creation of a 1.75-acre and a 1-acre lot at this location.

Motion by William Muche to report a favorable recommendation to the Dodge County Board of Supervisors on a Petition to rezone approximately 2.75-acres of land under the Town of Herman Zoning Ordinance, from the A-2 General Agriculture Zoning District to the R-2 General Residential Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for in order to allow for the creation of a 1.75-acre and a 1-acre lot at this location.

Second by Joseph Marsik. Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

New Frontier Land Surveying, agent for Rudy Sennhenn Jr. – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 6-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼, NE ¼, Section 14, Town of Elba, the site address being N4072 County Road T.

Motion by Joseph Marsik to approve the conditional use permit to allow for the creation of an approximate 6-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼, NE ¼, Section 14, Town of Elba, the site address being N4072 County Road T, with the following Conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 7.619-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 014-1013-1412-000; 014-1013-1413-000; 014-1013-1431-000; 014-1013-1442-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by William Muche Vote 4-0 Motion carried.

OTHER BUSINESS

1. The minutes from the May 16, 2016 meeting were reviewed by the Committee.

Motion by William Muche to approve the minutes as written.

Second by Joseph Marsik.

Vote: 4-0 Motion carried.


2. Committee Member Reports: None

3. Per Diems: None

Motion by Chair to adjourn the meeting.

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,


Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.